

# HERITAGE PARK

## THIRD AMENDED PRELIMINARY DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

### DEVELOPMENT CRITERIA COMPARISON CHART

APPROVED PDP (CASE NO. A87-029)	THIRD AMENDED PDP (CASE NO. Z96-016)
ZONING: MU-PUD	MU-PUD
<b>USES PERMITTED IN USE AREAS A AND B:</b> General offices including administrative, executive, consulting service, design professions (architect, planner, etc.), medical, dental and veterinary, insurance and investment offices; financial institutions (including drive-thru facilities); pharmacy; nursery school, day care center	SAME AS CASE A87-029
<b>USES PERMITTED IN USE AREA A ONLY:</b> Residences and health care facilities for senior citizens	SAME AS CASE A87-029
<b>USES PERMITTED IN USE AREA B ONLY:</b> Not defined	Assisted Living Facility
<b>ACCESSORY USES:</b> Buildings and uses customarily appurtenant to the permitted uses; restaurant to be located inside a principal use building.	SAME AS CASE A87-029
<b>SPECIAL EXCEPTION USE:</b> Public and quasi-public use (church, library, etc.)	SAME AS CASE A87-029
<b>MAXIMUM BUILDING HEIGHT:</b> USE AREA A: 35 feet if flat roof is used 42 feet if pitched roof is used USE AREA B: 30 feet if flat roof is used 35 feet if pitched roof is used	SAME AS CASE A87-029 SAME AS CASE A87-029 30 feet if flat roof is used 35 feet if pitched roof is used An assisted living facility may have a maximum of four cupulas which shall not exceed 40 feet in height.
<b>MAXIMUM STORIES:</b> Two (2)	SAME AS CASE A87-029
<b>MAXIMUM BUILDING AREA:</b> 225,000 S.F. 0.3:1 F.A.R. MAXIMUM LIVING UNITS PER LOT: (NOT DEFINED)	SAME AS CASE A87-029 MAXIMUM OF 84 LIVING UNITS (PARCEL B)
<b>MAXIMUM BUILDING COVERAGE:</b> 150,000 S.F.	SAME AS CASE A87-029
<b>MINIMUM SETBACKS:</b>	
<b>BUILDING:</b>	
<b>USE AREA A: SENIOR CITIZEN &amp; HEALTH CARE BLDG.</b>	<b>USE AREA A: SENIOR CITIZEN &amp; HEALTH CARE BLDG.</b>
from South Holly Street: 100'	30'
from South Property line: 45'	25'
from West Property line: 90'	25'
from interior lot line: 10'	10'
<b>PARKING:</b>	
from South Holly Street: 15'	15'
from West Property line: 20'	20'
from South Property line: 45'	20'
from interior lot line: 10'	10'
<b>USE AREA B: ASSISTED LIVING FACILITY</b>	<b>USE AREA B: ASSISTED LIVING FACILITY</b>
from South Holly Street: N/A	30'
from East Orchard Road: N/A	30'
from West property line: N/A	150'
from interior lot line: N/A	10'
<b>PARKING:</b>	
from South Holly Street: N/A	70'
from East Orchard Road: N/A	N/A
from West Property line: N/A	90'
from interior lot lines: N/A	10'
<b>MINIMUM DISTANCE BETWEEN STRUCTURES:</b>	
20'	20'
<b>MULTIPLE STRUCTURES ON A LOT:</b> Permitted, provided setbacks are met	SAME AS CASE A87-029
<b>MINIMUM PARKING RATIOS:</b>	
Offices: 1 space for each 330 s.f.	SAME AS CASE A87-029
Senior Residence/Health Care Bldg: 100 spaces/120 rooms	SAME AS CASE A87-029
Assisted living facility: N/A	1 space/three living or rental units
Other Uses: As defined in FDPs	SAME AS CASE A87-029
<b>MINIMUM OPEN SPACE:</b>	
Office use: 25%	SAME AS CASE A87-029
Senior Residence/Health Care Bldg: 35%	SAME AS CASE A87-029
Assisted living facility: N/A	40%

### GENERAL NOTES:

**FENCING:**  
Uniform design; owner to replace existing fence along west and southerly boundary. Design shall consist of 6' wooden fencing with solid slats between brick pillars. Smooth side of fence shall face the subject property. Owners of property upon which fence is located shall be responsible for maintenance. (NOTE: Required fencing changes were made when Parcel A developed).

**LIGHTING:**  
Downward directed non-glare if used in parking areas where normal building entry lights provide insufficient lighting for parking or security. Lighting standards to be provided with FDPs.

**SCREENING OF ROOF MOUNTED MECHANICAL EQUIPMENT:**  
All roof mounted mechanical equipment shall be screened with materials consistent with overall building colors and design.

**TRASH DISPOSAL:**  
Exterior storage of trash shall be prohibited until trash facilities are (1) constructed and screened from view; (2) protected from animals, rodents, insects and wind; (3) situated so as not to cause nuisance to adjacent properties, or pedestrian or vehicular travel.

**DELIVERY TIME FOR SERVICES AND SUPPLIES:**  
Delivery times for routine service calls and the delivery of goods and services shall be accomplished during normal daytime working hours Monday through Friday only. Normal working hours are defined as 7:00 a.m. through 6:30 p.m.

**ACCESS FROM SOUTH HOLLY STREET:**  
Access onto South Holly Street shall be from a single access point located as shown on the graphic portion of this PDP. The aforesaid access point is located and described in Book 4559 at Page 324 in the records of the Arapahoe County Clerk and Recorder.

**DEDICATION OF RIGHT-OF-WAY:**  
20 feet of right-of-way along S. Holly Street shall be dedicated to Arapahoe County from any unplatted portion of Use Area B, if requested by Arapahoe County.

**LOCATION OF KITCHEN AND TRASH COMPACTOR FACILITIES:**  
Kitchen and trash compactor facilities shall be located on the northeast portion of any Senior Residence and Care Facility in Use Area A.

**DEFINITION OF ASSISTED LIVING FACILITY:**  
An assisted living facility shall be defined as an establishment which maintains and operates continuous night and day services on a permanent basis, containing residential accommodations and providing meal service, and providing social, recreational and other personal services for the mobile elderly, specifically excluding nursing care.

**ARCHITECTURAL TREATMENT:**  
Architectural treatment of all sides of all structures will be compatible with surrounding properties in Heritage Park in terms of the general texture and color of materials.

**PEDESTRIAN CIRCULATION:**  
Internal sidewalk systems shall be designed to provide convenient, safe and efficient pedestrian circulation linking to nearby services and businesses. Such sidewalks shall be a minimum of four feet in width.

**DEDICATION OF PUBLIC USE EASEMENT:**  
The twenty foot public use easement along the easterly boundary of the property shall be dedicated to Arapahoe County at the time of platting.

### STANDARD NOTES:

The owners, developers and/or subdivider(s) of the property included in this Third Amended Preliminary Development Plan of Heritage Park, their respective successors, heirs and/or assigns agree to the following notes:

**DRAINAGE MAINTENANCE:** The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the subdivision agreements. Requirements include, but are not limited to maintaining the specified storm water detention/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. Arapahoe County shall have the right to enter the property to inspect said facilities at any time. If these facilities are not properly maintained, the county may provide necessary maintenance and assess the maintenance cost to the owner of the property.

**LANDSCAPE MAINTENANCE:** The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners association or other entity other than Arapahoe County are responsible for maintenance and upkeep of perimeter fencing, landscaped areas and sidewalks between the fence line/property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest, or some other entity other than Arapahoe County, agree to the responsibility of maintaining all other open space areas associated with this development.

**SIGHT TRIANGLE MAINTENANCE:** The owners of private property containing a Traffic Sight Triangle are prohibited from erecting or growing any obstructions over three feet in height above the elevation of the lowest point on the crown of the adjacent roadway within said triangle.

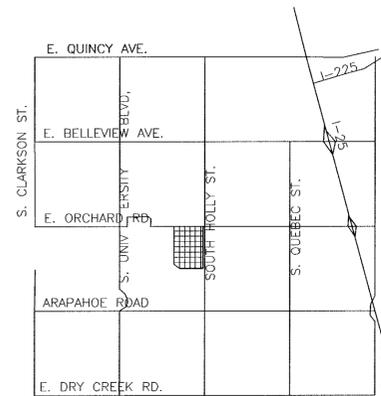
**DRAINAGE MASTER PLAN NOTE:** The policy of the County requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:

- Design and construct the local drainage system as defined by the Phase III drainage report and plan.
- Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity such as a master planned outfall storm sewer or master planned major drainage way. The County will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the county encourages adjacent developments to join in designing and constructing connection systems. Also, the County may choose to participate with a developer in the design and construction of the connection system.
- Equitable participation in the design and construction of the major drainageway system that serves the development as defined by adopted master drainageway plans (Section 3.3.2 of the Arapahoe County Drainage Criteria Manual) or as required by the County and designated in the Phase III Drainage Report.

**EMERGENCY ACCESS:** Emergency access is granted herewith over and across all paved areas for police, fire and emergency vehicles.

### GENERAL NOTES (continued):

**SIGNS:**  
Final signage plans and criteria to be approved with FDPs. Signs permitted are free-standing, wall and informational/directional signs. Signs may be internally or indirectly lighted and shall be designed to minimize glare. Free standing signs shall not interfere with sight triangles and shall be compatible with construction materials on buildings within the lot upon which the sign is located. Maximum size for free standing signs is 48 s.f. per face and maximum height of 6 feet. Wall signs shall be of a uniform design. Maximum size for wall signs is 24 s.f. and shall not extend above the first floor of the building upon which the sign is located. Informational/directional signs shall not reference the name of or services provided within a building. Such signs shall not exceed 10 s.f. per face or 6 feet in height. A maximum of two double faced and one single faced, free standing project identification signs may be erected. Such signs shall be located at the two major entry points. Additional free standing signs may be considered by the BOCC at the time of FDP presentation. Senior residence and care facility, office buildings, assisted living facilities and child care buildings may have one double-faced, (or two single faced) free standing sign per building, or a maximum of 48 s.f. of wall signage. Libraries, or other public buildings may have two such double faced, free standing signs, one of which may be an off-premises sign within Heritage Park. All such signs may be internally or indirectly lighted, and must be designed to minimize glare.



VICINITY MAP  
(1" = 2000')

### AMENDMENT HISTORY

- This Third Amendment to the Preliminary Development Plan for Heritage Park (Case Z96-016) sets forth the following changes:
  - Added the use "Assisted Living Facility" with a maximum of 84 living or rental units as a use by right in Use Area B.
  - Amended the development standards for Parcel B to permit a maximum building height of 40 feet for the Assisted Living Facility use.
  - Increased the building setbacks from South Holly Street in Use Area B from 30 feet to 130 feet for the Assisted Living use. (Kept the 30 foot setback for all other uses.)
  - Increased parking setbacks from South Holly Street in Use Area B from 15 feet to 70 feet for the Assisted Living use. (Kept the 15 foot setback for all other uses.)
  - Increased the building setback from the west property line in Use Area B from 25 feet to 150 feet for the Assisted Living use. (Kept the 30 foot setback for all other uses.)
  - Increased the parking setback from the west property line in Use Area B from 20 feet to 90 feet for the Assisted Living use. (Kept the 20 foot setback for all other uses.)
  - Added language to permit one double faced, free standing sign facing South Holly Street and located on the subdivision lot within which as Assisted Living facility was constructed.
  - Establishes a parking ratio of 1 space/3 living or rental units for an Assisted Living Facility.
- The Second Amendment to the Preliminary Development Plan for Heritage Park (Case A87-29) was approved Administratively by the Board of County Commissioners on August 31, 1987, and set forth the following changes to the PDP:
  - Reduced the setback from the westerly property line in Use Area A for Residences and Health Care Facilities for Senior Citizens from 100 feet to 90 feet.
- The First Amendment to the Preliminary Development Plan for Heritage Park (Case Z86-11) was approved by the Board of County Commissioners on July 21, 1986, and set forth the following changes to the PDP:
  - Created two use areas on the property, Use Area A on the south and Use Area B on the north. The use standards for Use Area B remained as previously approved by Case No. Z75-025 and added the use Residences and Health Care Facilities for Senior Citizens as a use by right in Use Area A.
  - Added development standards for lighting, setback, trash disposal and mechanical screening standards for both use areas with specific standards for the Senior Citizen health care facility.
- The initial Preliminary Development Plan for Heritage Park (Case No. Z75-025) was approved by the Board of County Commissioners on February 17, 1976 and set forth the following criteria for the property:
  - The property shall be developed under the stipulations of the County's B-1 (Administrative and Professional Offices) Zone Category, as defined in the County's Zoning Resolution.

### BOARD OF COUNTY COMMISSIONERS APPROVAL

Approved by the Arapahoe County Board of County Commissioners, this 10<sup>th</sup> day of

February, A.D., 1997

*Dolly Page*  
Chairman

ATTEST: *Janetta Davidson*  
County Clerk

### PLANNING COMMISSION RECOMMENDATION:

Recommended by the Arapahoe County Planning Commission, this 7<sup>th</sup> day of

January, A.D., 1997

*Bill Pugh*  
Chairman

### OWNERS OF RECORD:

Owner: *Walter A. Koehler*  
Heritage Office Park

Owner: *Steven O. Howe*  
Arapahoe Library District Building Authority

Owner: *Janet C. ...* 5/1/97  
Mariner Health

### LEGAL DESCRIPTION:

A parcel of land situated in the Northeast 1/4 of Section 19, Township 5 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Section 19; thence S00°05'03"E along the east line of said Northeast 1/4 a distance of 711.22 feet; thence S89°54'57"W a distance of 40.00 feet to the Point of Beginning; thence continuing along the last mentioned course a distance of 20.00 feet to the Northeast corner of Lot 1, Block 1, Heritage Park Subdivision Filing No. 1; thence the following three (3) courses along the east and south line of said Lot 1, Block 1, Heritage Park Subdivision Filing No. 1: (1) thence S00°05'03"W a distance of 318.79 feet; (2) thence S89°54'57"W a distance of 520.00 feet; (3) thence N53°30'18"W a distance of 176.33 feet; to a point on the east line of Block 2, Heritage Village Filing No. 5; thence N00°05'03"W along the east line of said Block 2, a distance of 895.99 feet to a point on the South line of Orchard Road; thence S90°00'00"E along the south line of said Orchard Road, a distance of 661.60 feet to a point on the west right-of-way line of South Holly Street; thence the following three (3) courses along said west right-of-way line of South Holly Street; (1) thence S00°05'03"E a distance of 355.10 feet; (2) thence N89°54'57"E a distance of 20.00 feet; (3) thence S00°05'03"E a distance of 326.22 feet to the point of beginning, containing in all an area of 661,069 square feet or 15.18 acres, more or less.

Basis of bearing:  
The east line of the Northeast 1/4 of Section 19, T5S, R67W being S00°05'03"W.

CASE NO. Z96-016

DATE: AUGUST 23, 1996  
REV. NO. DATE  
1 OCTOBER 25, 1996  
2 NOVEMBER 6, 1996  
3 DECEMBER 16, 1996  
4 JANUARY 8, 1997  
5 FEBRUARY 10, 1997

LANDAIDE, INC.  
5665 S. DELAWARE ST.  
LITTLETON, CO. 80120  
(303) 794-8972  
FAX: 795-8842

DEVELOPER:  
SUNRISE DEVELOPMENT, INC.  
9401 LEE HIGHWAY, SUITE 300,  
FAIRFAX, VIRGINIA 22031-1805  
(703) 273-7500  
(703) 273-7501 - FAX

HERITAGE PARK  
THIRD AMENDED  
PRELIMINARY DEVELOPMENT PLAN

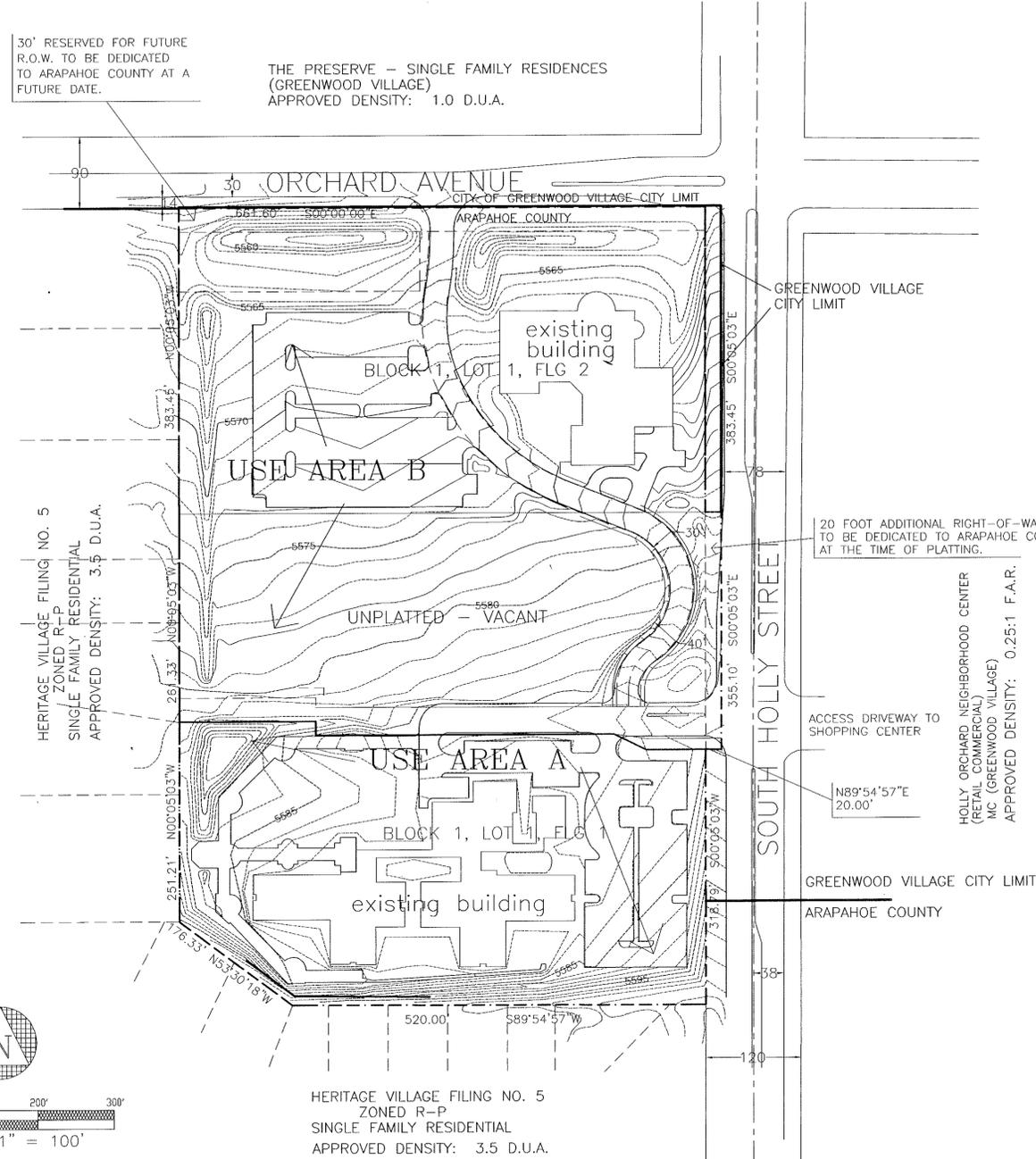
JOB NO. LR9606

SHEET 1 OF 2

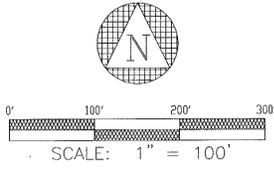
**HERITAGE PARK**  
**THIRD AMENDED PRELIMINARY DEVELOPMENT PLAN**  
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,  
 TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

30' RESERVED FOR FUTURE  
 R.O.W. TO BE DEDICATED  
 TO ARAPAHOE COUNTY AT A  
 FUTURE DATE.

THE PRESERVE - SINGLE FAMILY RESIDENCES  
 (GREENWOOD VILLAGE)  
 APPROVED DENSITY: 1.0 D.U.A.



SITE STATISTICS:		
ORIGINAL GROSS AREA:	736,197 S.F.	16.90 ACRES
AREA DEDICATED FOR R.O.W.:	72,128 S.F.	1.72 ACRES
NET AREA LESS R.O.W. DEDICATION:	661,089 S.F.	15.18 ACRES



HERITAGE VILLAGE FILING NO. 5  
 ZONED R-P  
 SINGLE FAMILY RESIDENTIAL  
 APPROVED DENSITY: 3.5 D.U.A.

ENGINEER:  
 TRANSYSTEMS, INC.,  
 7900 EAST UNION AVENUE, SUITE 500,  
 DENVER, COLORADO 80237  
 (303) 740-8900 FAX: (740) 8934

OWNER: *[Signature]* 5/7/97  
 LANDAIDE, INC. *[Signature]*

DATE	REV. NO.	DATE
AUGUST 23, 1996	1	OCTOBER 25, 1996
	2	NOVEMBER 6, 1996
	3	DECEMBER 16, 1996
	4	JANUARY 8, 1997
	5	FEBRUARY 10, 1997

LANDAIDE, INC.  
 5655 S. DELAWARE ST.  
 LITTLETON, CO. 80120  
 (303) 794-9872  
 FAX: 796-9942

DEVELOPER:  
 SUNRISE DEVELOPMENT, INC.  
 9401 LEE HIGHWAY, SUITE 300,  
 FAIRFAX, VIRGINIA 22031-1803  
 (703) 273-7500  
 (703) 273-7501 - FAX

**HERITAGE PARK**  
**THIRD AMENDED**  
**PRELIMINARY DEVELOPMENT PLAN**

JOB NO. LR9606  
 SHEET 2 OF 2